

APPLICATION CHECKLIST: FORM A

ALL APPLICATIONS

To be Completed by the Borough:

Application Number: _____

Date/Time Received: _____

Checklist Received By: _____

(name)

(signature)

To be Completed by the Applicant:

Name of Development: _____

Tax Block(s) & Lot(s): _____

Property Address: _____

Name of Applicant: _____

Mailing Address: _____

Phone: _____

Fax: _____

Email: _____

Name of Attorney: _____

Mailing Address: _____

Phone: _____

Checklist Prepared By: _____

821 1.02

2A SUNSET ST AKA 2 NEW MILFORD ST
DUMONT, NJ 07628

NEW CINCINNATI WIRELESS PCS, LLC

ONE ART WAY

BEDMINSTER, NJ 07921

973-973-8677 (Attorney)

jfairweather@pinilishalpern.com

Judith A. Fairweather, Attorney for Applicant

PinilisHalpern, LLP

160 Morris Street

Morristown, NJ 07960

973-973-8677 (Attorney)

Kevin Dazzan

(name)

(signature)

(date)

Items Required

1. Required Application Form.

Provided

☒

Waiver

Requested

☐

Application Checklist
Form A
All Applications

Borough of Dumont
Bergen County, New Jersey

Items Required

	<u>Provided</u>	<u>Waiver Requested</u>
2. Required Fees and Escrow Agreement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Certification of Taxes Paid from Borough Tax Collector	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Affidavit of Ownership. If the applicant is not the owner of the site, the applicant's interest in the site must be described (e.g., tenant, contract/purchaser, lien holder, etc.), and written permission of the property owner(s) allowing the applicant to file the application must be submitted. Check here <input type="checkbox"/> if not applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Corporation or Partnership Owners. If applicant is a corporation or partnership applying for permission to subdivide a parcel of land into six (6) or more lots, or applying for a variance to construct a multi-family dwelling of twenty-five (25) or more units or for approval of a site to be used for commercial purposes, list the names and addresses of all stockholders or individual partners owning at least ten percent (10%) of its stock of any class or at least ten percent (10%) of the interest in the partnership, as required by N.J.S.A.40:65D-48.1 and 48.2. Check here <input checked="" type="checkbox"/> if not applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Inspection Permission. A statement from the property owner granting permission for the reviewing body and any of its experts to enter the subject premises for purposes of inspection in relation to the development application.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Waiver Requests. Statements requesting a waiver from any information item called for in Forms A through H, together with a statement of reasons why same should be granted. These must be provided if any item in the "waiver requested" column is checked off. Check here <input type="checkbox"/> if not applicable (i.e., if no waivers are being requested).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. County Application. If approval from the Bergen County Planning Board is required for any reason and an Application for approval has been made, a copy of the Application submitted to the Bergen County Planning Board must be attached. Check here <input checked="" type="checkbox"/> if not applicable.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Wetlands Documentation. One of the following must be provided. Check here <input checked="" type="checkbox"/> if not applicable.	<input type="checkbox"/>	<input type="checkbox"/>
a. A letter of interpretation from the New Jersey Department of Environmental Protection (NJDEP);	<input type="checkbox"/>	
b. A letter of exemption from the NJDEP;	<input type="checkbox"/>	
c. A copy of any application made to the NJDEP for any permit concerning a proposed regulated activity in or around freshwater wetlands; or		
d. Documentation from a qualified professional demonstrating that no wetlands exist on the site and that no wetlands exist on adjacent properties that would affect or limit development on the site.	<input type="checkbox"/>	
10. Additional Forms. A complete checklist must be provided for at least one of the following types of development proposals:	<input type="checkbox"/>	<input type="checkbox"/>
a. Form B: Minor Site Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Form C: Minor Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Form D: Preliminary Major Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Form E: Preliminary Major Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Form F: Final Major Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Form G: Final Major Subdivision	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Form H: "c" Variance(s) or "d" Variances(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Copy of Tax Map Sheet. Showing the site and its existing block and lot numbers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Application Checklist
Form A
All Applications

Borough of Dumont
Bergen County, New Jersey

Items Required	Provided	Waiver Requested
12. Key Map. The map shall show the location of the subject site in relation to the surrounding area(s), within at least 200 feet of the site's boundaries. The map shall include the following components:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Title block, containing the names of the applicant(s), owner(s), and preparer(s), block and lot numbers, street address, date prepared, and date of last amendment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Space for Borough signatures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Scale of map, both written and graphic. The scale shall contain no more than 50 feet to the inch.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. North arrow.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. The existing property lines of the subject site and of adjacent properties within 200 feet of the site, with dimensions of same.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. The location and width of any street right-of-ways, abutting the property or within 200 feet of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Name, license number, signature, and seal of the qualified professional who prepared the map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. Zoning Map. Zoning district(s) in which the site is located, and the district(s) of adjacent properties within 200 feet of the site. This map will also include all information required for the Key Map (see Item #12 above).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Existing Features Map. Showing the following aspects of the site and its surroundings. This map will also include all information required for the Key Map (see Item #12 above).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Location of existing easements or right-of-way (including streets, railroads, and utilities) within 200 feet of the site. Street names shall be shown on the map.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Location of natural features within 200 feet of the site, including existing grade and contour information, woodlands, streams and other watercourses, ponds and other water bodies, wetlands, flood hazard areas, and rock outcrops.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Location of existing buildings or all other structures on the site and on adjacent properties within 200 feet of the site, and their setbacks from existing property lines. Structures to be shown include, but are not limited to, walls, fences, culverts, bridges, roadways, utility towers, free-standing signs, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Location of existing parking, loading, driveways; sidewalks, landscaping, and and free-standing signs on the site and on adjacent properties within 200 feet of the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Location of any sites, structures, or districts on the site or within 200 feet of the site that are listed on the national or State Registers of Historic Places.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Location of underground infrastructure on the site, including storage tanks, wells, septic systems, and connections to public water or sewer lines, and dimensions of same.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
15. Photographs. Submission of photographs of existing conditions on and around the site, including but not limited to structures, street frontage, open space, signs, lighting, landscaping, parking lots, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Protective Covenants or Deed Restrictions. A copy of any such covenants or restrictions affecting the site shall be provided. If none exist, an affidavit from the property owner(s) certifying that no such covenants or restrictions exist shall be submitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. List of Property Owners. A copy of the certified list of property owners within 200 feet of the subject site prepared by the Planning Administrator. Said certified list shall be no more than 90 days old.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*Application Checklist
Form A
All Applications*

*Borough of Dumont
Bergen County, New Jersey*

Items Required

Provided

Waiver
Requested

18. Other Required Applications and Approvals. A copy of any and all required applications submitted to other governmental or quasi-governmental entities, a statement as to the status of such applications, and a copy of any and all approvals obtained from any such entity.
Check here [] if not applicable.

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Application Checklist
Form D
Preliminary Major Site Plan

Borough of Dumont
Bergen County, New Jersey

APPLICATION CHECKLIST: FORM D

Preliminary Major Site Plan

To be Completed by the Borough:

Application Number: _____

Date/Time Received: _____

Checklist Received By: _____

(name)

(signature)

To be Completed by the Applicant:

Name of Development: _____

Tax Block(s) & Lot(s): _____

Property Address: _____

Name of Applicant: _____

Mailing Address: _____

821 1.02

2A Sunset St AKA 2 New Milford St

Dumont NJ 07628

New Circular Wireless PCS LLC

One 45th Way

Bloomfield NJ 07001

Phone: _____

973-973-8677 (Attorney)

Fax: _____

Email: _____

jfairweather@pinilishalpern.com

Name of Attorney: _____

Judith A. Fairweather, Attorney for Applicant

Mailing Address: _____

PinilisHalpern, LLP

160 Morris Street

Morristown, NJ 07960

Phone: _____

973-973-8677 (Attorney)

Checklist Prepared By: _____

KATH DUNNAN

(name)



(signature)

6/24/20

(date)

Application Checklist
Form D
Preliminary Major Site Plan

Borough of Dumont
Bergen County, New Jersey

Items Required	Provided	Waiver Requested
1. Development Description. A general description of the proposed development, including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. The proposed use(s) of each building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The number of housing units, the amount of non-residential floor area, and expansion potential incorporated in any building design.	<input type="checkbox"/>	<input type="checkbox"/>
c. A table of proposed setbacks, lot areas, lot widths, building coverages, lot coverages, building areas, floor area ratios, residential density, number of regular and handicapped parking spaces, and gross area of landscaping, compared to the related zoning requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The hours of operation of any businesses, the number of frequency of shipments and deliveries, and the nature of materials and chemicals used on the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Impact Evaluation. A detailed assessment of the effects of the development on the site itself, adjacent properties, the neighborhood, and the Borough as a whole. The number of residents and/or employees who will occupy or use the site will be estimated. The analysis shall examine the effects upon the natural environment, land use patterns, traffic and circulation, visual quality, utility service, and drainage. It will also examine any potential safety hazards, any noise, glare, vibration, heat, odor, or air and water pollution associated with the use(s).	<input type="checkbox"/>	<input type="checkbox"/>
3. Contour Map. Contours to determine the natural drainage of the land. Intervals shall be 2 feet up to 10% slope and 5 feet for more than 10% slopes. This map will also include a title block, scale, north arrow, site boundaries, and abutting streets, as required for the Key Map (see Form A).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Proposed Development Map. Showing the following aspects of the proposed development project. This map will also include all information required for the Key Map (see Form A).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Location of proposed buildings and structures, including dimensions of same, and showing setbacks from front, side, and rear property lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Location of proposed parking, loading, driveways and other vehicular circulation areas, sidewalks, and dimensions of the same.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Location of any proposed easements or right-of-ways, if any, and the dimensions of same, to a minimum distance of 200 feet beyond the tract boundaries.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Location of proposed signs, fences, walls, and similar improvements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Location and boundaries of any property to be owned in common, and/or property to be deeded to a public or non-profit entity.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Location of landscaping areas, and dimensions of same.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Location of disposal containers, recycling containers, and monitoring wells, if such wells are required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Floor Plans and Elevations. These shall be provided for all existing and proposed buildings, except for existing buildings that are proposed for complete demolition. Floor plans shall show the use and layout of all internal space, and elevations shall show front, side, and rear building facades, both at a scale not exceeding eight (8) feet per inch. Floor plans and elevations shall be prepared by a New Jersey licensed architect.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Proposed Spot Elevations. Measured at the corners of all buildings and in appropriate pavement locations if new buildings or paved areas are proposed, or if re-grading near existing buildings is proposed.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Application Checklist
Form D
Preliminary Major Site Plan

Borough of Dumont
Bergen County, New Jersey

Items Required	Provided	Waiver Requested
7. Design Plan. The height, size, materials, and type of construction for all fences, walls, outdoor lighting, disposal containers, recycling containers, and monitoring wells shall be illustrated in scale drawings. For outdoor lighting, the height and location of fixture(s), the type of fixture(s) and bulb(s), and pole material shall be illustrated as well. Sign illumination shall be illustrated. An Isocandela diagram superimposed upon the site plan shall be provided.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Signage Plan. The height, size, materials, and type of construction for all signs shall be illustrated in scale drawings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Utility Service Plan. A description of proposed utility infrastructure, connections, and service, including septic systems. Connections to sewer, public water, fire hydrants, electricity, cable, natural gas, telephone, etc. shall be mapped.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Storm Drainage Plan. A description of the proposed storm drainage design and improvements, and a map showing the entire drainage area, the drainage area contributing to each pertinent drainage structure, and drainage tabulation sheets showing calculations for each drainage area. Provisions for rooftop drainage shall also be shown.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Landscaping Plan. Information shall include the location and number of plants, common and botanical names, planted size and root specifications.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Soil Erosion and Sedimentation Control Plan. If required, pursuant to P.L. 1976, c. 251.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Construction Details and Specifications. These shall be sufficient to illustrate the nature of site improvements, including but not limited to paving, curbing, walls, fences, utility and storm drainage structures, soil erosion control structures, light fixtures and standards, and signs.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Temporary Construction Site Plan. Location of all proposed trailers, warehousing, [] storage facilities, and temporary contractor's offices shall be shown on a map. These shall be carefully located with consideration to the proximity of adjoining landowners or the passing public. The description shall indicate how the contractor will maintain these structures and storage areas during construction.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Construction Work and Phasing Plan. Detailed plan indicating proposed construction sequences, routes to and from the construction site, construction methods, hours of operation, construction traffic control plans, temporary construction office locations, and any other construction-related plans.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Traffic Study. At the minimum, this shall include an analysis of trip generation and estimated increases in traffic volumes for adjacent streets and intersections above current levels. Estimates shall be broken out by average weekday morning peak hour, average weekday evening peak hour, and average Saturday peak hour. The traffic study may be submitted as part of the impact evaluation (see item #2 above).	<input type="checkbox"/>	<input checked="" type="checkbox"/>

APPLICATION CHECKLIST: FORM F

Final Major Site Plan

To be Completed by the Borough:

Application Number: _____

Date/Time Received: _____

Checklist Received By: _____

(name)

(signature)

To be Completed by the Applicant:

Name of Development: _____

Tax Block(s) & Lot(s): _____

Property Address: _____

Name of Applicant: _____

Mailing Address: _____

821 1.02

2A SUMMIT ST AKA 2 NEW MILFORD ST
DUMONT NJ 07628

NEW CINCULAR WIRELESS PCS LLC

ONE ADAT WAY

REDMUNSTER, NJ 07921

Phone: _____

973-973-8677 (Attorney)

Fax: _____

Email: _____

jfairweather@pinilishalpern.com

Name of Attorney: _____

Judith A. Fairweather, Attorney for Applicant

Mailing Address: _____

PinilisHalpern, LLP

160 Morris Street

Morristown, NJ 07960

Phone: _____

973-973-8677 (Attorney)

Checklist Prepared By: _____

KATH DREWEN

(name)

(signature)

6/24/20

(date)

Application Checklist
Form F
Final Major Site Plan.

Borough of Dumont
Bergen County, New Jersey

<u>Items Required</u>	<u>Provided</u>	<u>Waiver Requested</u>
1. All Items Required for Preliminary Major Site Plans. Pursuant to Form D. The Items provided during the Preliminary Major Site Plan application Phase shall be updated to reflect any modifications in the development plan. Information must be provided sufficient to demonstrate that all of the conditions of Preliminary Major Site Plan approval have been satisfied.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Street or Driveway Map. On a map, the radius and central angle of all arcs and curves along all street or driveway lines shall be provided.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Surveyor's Certification. A certification from a licensed surveyor as to the accuracy of the details on the plat and as to compliance with provisions of the Map Filing Law.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Engineer Certification. A certification from the licensed engineer who prepared the plans that all of the information furnished is correct and accurate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Borough Engineer's Statement. A statement from the Borough Engineer indicating that these are the plans approved by the Planning Board or Zoning Board of Adjustment as per the relevant date of approval.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Borough Statement Regarding Public Improvements. A statement from the Borough Engineer that he has received a map showing all utilities in exact location and elevation identifying those portions already installed and those to be installed, and that the developer has installed all improvements in accordance with all Borough regulations, and/or a statement by the Borough Clerk that proper performance guarantees have been posted with the Borough Council for the installation of required improvements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Utility Approval. Current letter from each utility company stating that they will provide service to the site.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

APPLICATION CHECKLIST: FORM H

"c" Variance or "d" Variance

To be Completed by the Borough:

Application Number: _____

Date/Time Received: _____

Checklist Received By: _____

(name)

(signature)

To be Completed by the Applicant:

Name of Development: _____

Tax Block(s) & Lot(s): _____

Property Address: _____

Name of Applicant: _____

Mailing Address: _____

Phone: _____

Fax: _____

Email: _____

Name of Attorney: _____

Mailing Address: _____

Phone: _____

Checklist Prepared By: _____

821 1.02

2A Sunset St AKA 2 New Milford St
Dumont NJ 07628

New Cinemas Wireless Pcs LLC

One Art Way

Bedminster NJ 07921

973-973-8677 (Attorney)

jfairweather@pinilishalpern.com

Judith A. Fairweather, Attorney for Applicant

PinilisHalpern, LLP

160 Morris Street

Morristown, NJ 07960

973-973-8677 (Attorney)

Kevin Dragan

(name)

(signature)

6/24/20

(date)

PLEASE NOTE: If the variance application is part of a site plan or subdivision application, the information submitted in the site plan or subdivision application may also be used to fulfill the requirements of this checklist.

Application Checklist
Form H
"c" Variance or "d" Variance

Borough of Dumont
Bergen County, New Jersey

Items Required	Provided	Waiver Requested
1. Development Description. A general description of the proposed development, including:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. The proposed use(s) of each building.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. The number of housing units, the amount of non-residential floor area, and expansion potential incorporated in any building design.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A table of proposed setbacks, lot areas, lot widths, building coverages, lot coverages, building areas, floor area ratios, residential density, number of regular and handicapped parking spaces, and gross area of landscaping, compared to the related zoning requirements.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. The hours of operation of any businesses, the number and frequency of shipments and deliveries, and the nature of materials and chemicals used on the site.		
2. Impact Evaluation. A detailed assessment of the effects of the development on the site itself, adjacent properties, the neighborhood, and the Borough as a whole. The number of residents and/or employees who will occupy or use the site will be estimated. The analysis shall examine the effects upon the natural environment, land use patterns, traffic and circulation, visual quality, utility service, and drainage. It will also examine any potential safety hazards, any noise, glare, vibration, heat, odor, or air and water pollution associated with the use(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Proposed Development Map. Showing the following aspects of the proposed development project. This map will also include all information required for the Key Map (see Form A).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Location of proposed buildings and structures, including dimensions of same, and showing setbacks from front, side, and rear property lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Location and layout of proposed parking, loading, driveways and other vehicular circulation areas, sidewalks, bicycles paths or lanes, and dimensions of the same.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Location of any proposed easements or right-of-ways, if any, and the dimensions of same, to a minimum distance of 200 feet beyond the tract boundaries.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Location of proposed signs, fences, walls, and similar improvements. If no signs are proposed, a statement indicating same shall be submitted.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Location of landscaping areas, and dimensions of same.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Location of disposal containers, recycling containers, and monitoring wells, if such wells are required.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Floor Plans and Elevations. If new buildings, expansion of existing buildings, or interior renovations are proposed, floor plans for existing and proposed buildings shall be submitted. Floor plans shall show the use and layout of internal space, and elevations shall show front, side, and rear building facades, both at a scale not exceeding eight (8) feet per inch. Floor plans and elevations shall be prepared by a New Jersey licensed architect.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Design and Signage Plan. The height, size, materials, and type of construction for all signs, fences, walls, outdoor lighting, disposal containers, recycling containers, and monitoring wells shall be illustrated in scale drawings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>